



WESTBELT TECH CENTER

Property:

- ±5,590 Sq. Ft. office/warehouse available
- Fully air conditioned warehouse with dock and drive-in door
- Ideal for high-tech users, healthcare, pharmaceutical, and architecture/engineering firms, etc.
- I-270 freeway visibility with glass store fronts
- Professionally managed

Location:

- Located in the Westbelt Business Park
- ±1 mile from Roberts Rd. & I-270
- Less than 5 minutes to I-70

Jeffrey A. Boll, SIOR

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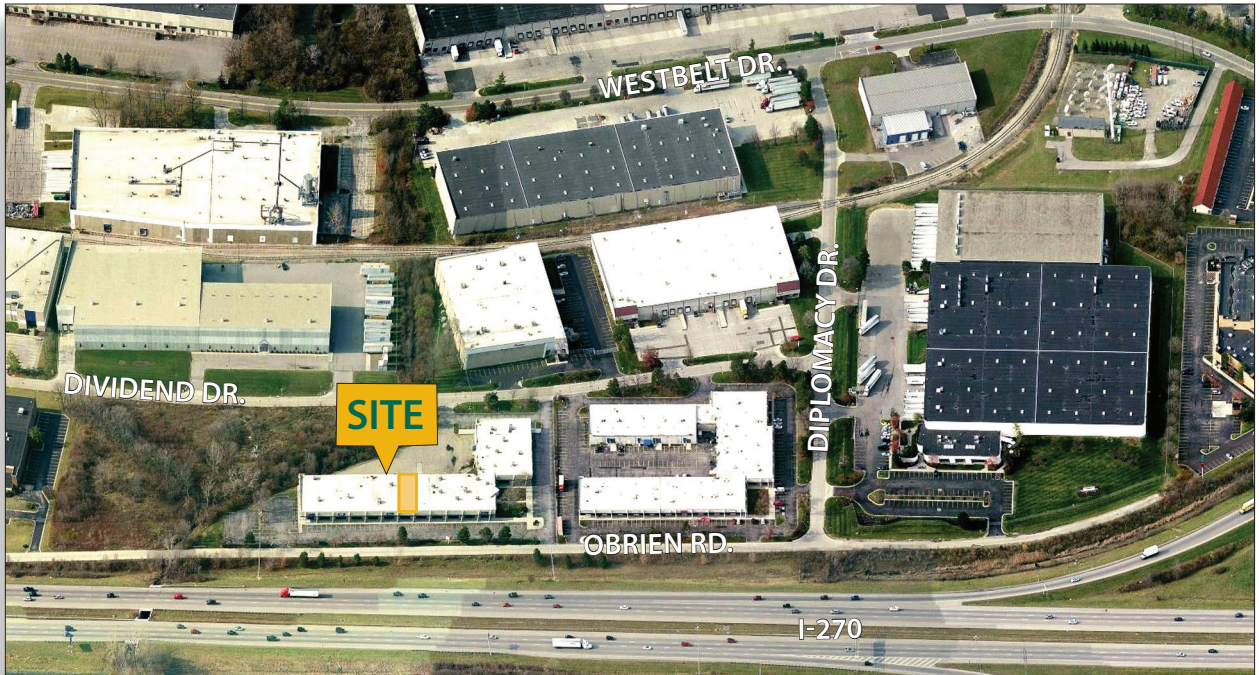
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5880 Sawmill Road, Ste.150
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Property Specifications:

- ± 43,975 Sq. Ft. building
- ±5,590 Sq. Ft. suite available
- Includes front reception, mix of private and open office, multiple ADA restrooms, break room with kitchenette, fully air conditioned ±1,150 Sq. Ft. warehouse with dock and ramped 8'x8' drive-in door
- 14' clear height
- Sprinklered
- 116 car parking; ratio 2.7 per 1,000 sq. ft.
- 3 phase 4 wire 120amp/208v
- 2 step van docks

Rate:

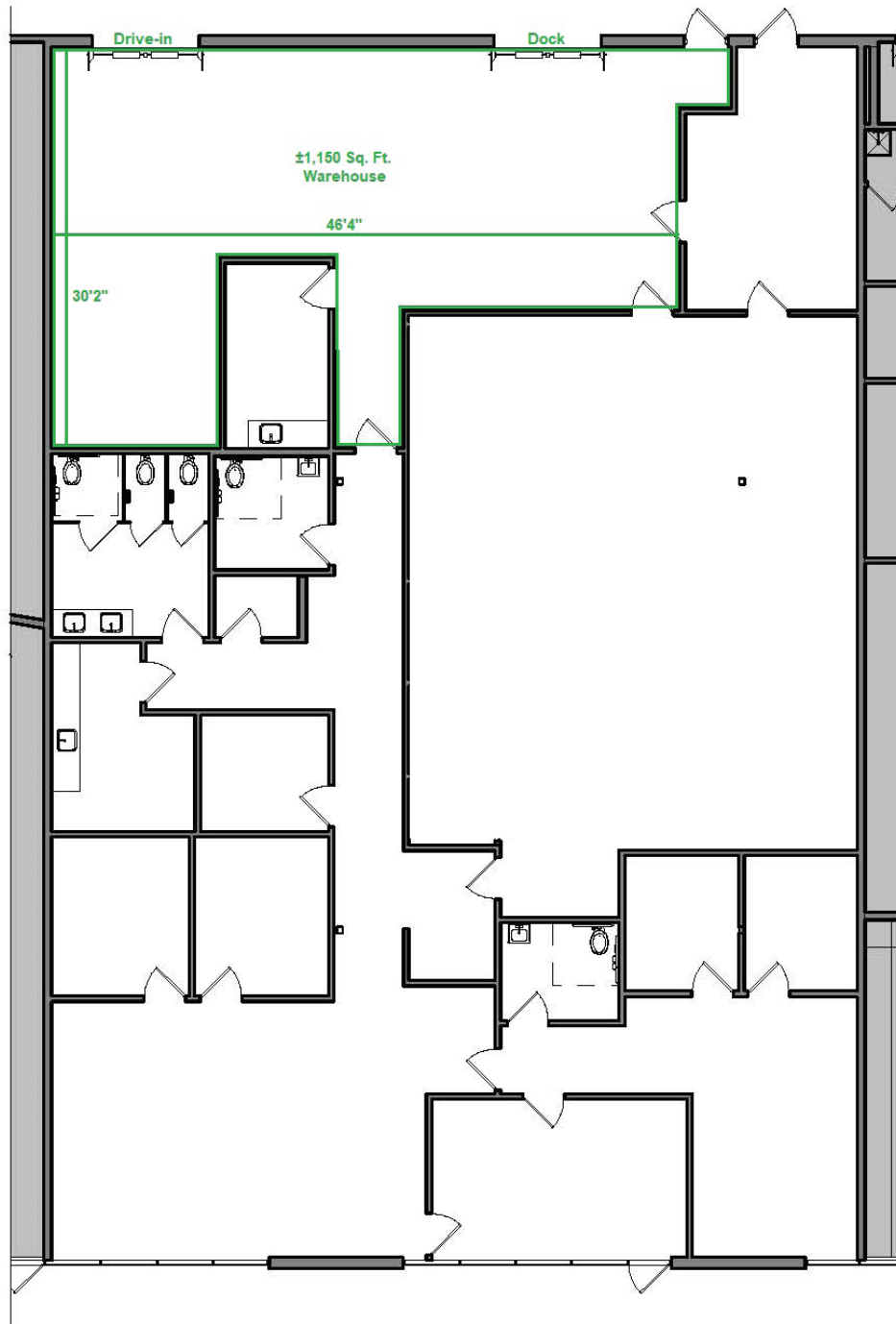
- \$10.50/Sq. Ft. NNN
- 2025 Estimate Operating Expenses: \$2.87/Sq. Ft. (Taxes, Insurance, CAM)
- Tenant responsible for own utilities, trash and janitorial

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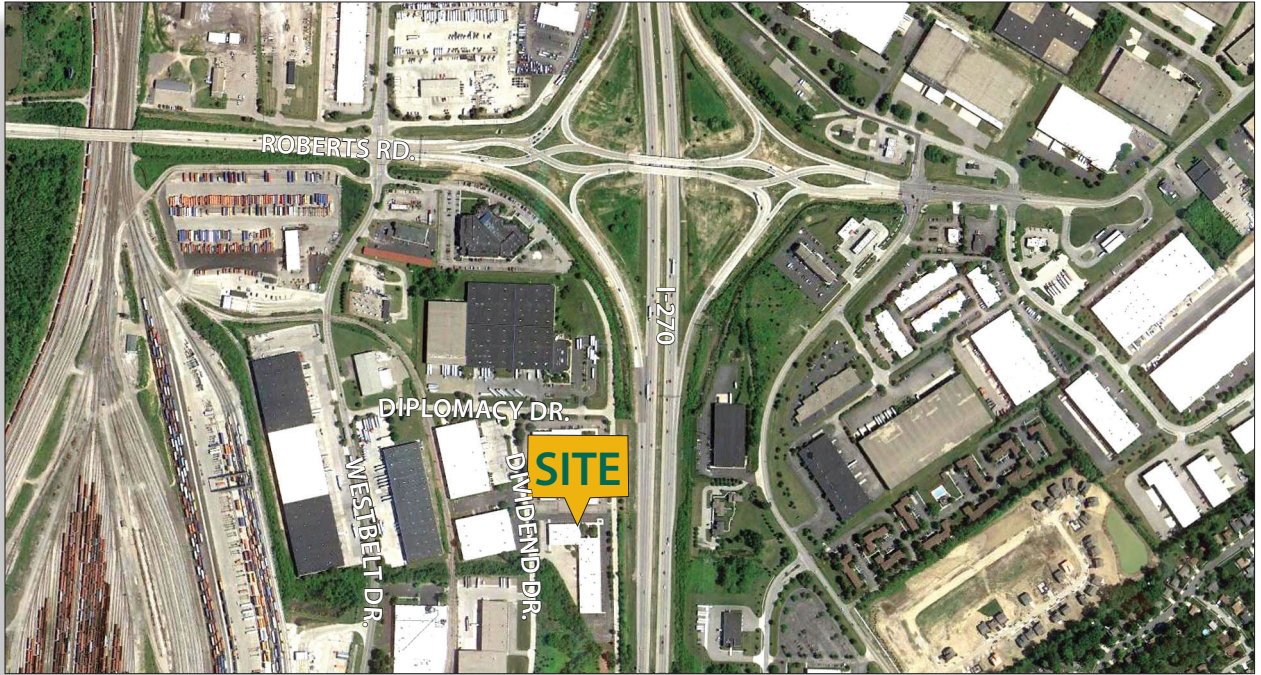


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